

**SPECIAL REDEVELOPMENT AGENCY MEETING  
MAY 1, 2001**

The meeting called to order as the City Council at 10:08 a.m. by Mayor Murphy.

Roll Call     Peters, Wear, Atkins, Stevens, Maienschein, District 6-vacant,  
Madaffer, Inzunza, and Mayor Murphy

Michael T. Uberuaga, City Manager  
Casey Gwinn, City Attorney  
Leslie Devaney, City Attorney  
Charles Abdelnour, City Clerk  
Jack Fishkin, City Clerk

The meeting adjourned as the City Council at 12:00 p.m.

The meeting reconvened as the City Council at 2:05 p.m.

The meeting adjourned as the City Council at 2:39 p.m.

The meeting reconvened as the Redevelopment Agency at 2:39 p.m.

Non-Agenda Comment:

Daniel Beeman addressed the issue of public records and cost.

1. **Approval of Redevelopment Agency Minutes.**

February 27, 2001, Special Meeting

Motion by Member Wear to approve (with District 6-vacant)

Second by Member Maienschein

Vote: 8-0

SPECIAL REDEVELOPMENT AGENCY MINUTES - MAY 1, 2001

**Adoption**

2. **Exclusive Negotiating Agreement with Mark Kassab for the Redevelopment and Expansion of Murphy's Market.**

(RA 2001-138)

Authorizing the Executive Director, or designee, to execute an Exclusive Negotiating Agreement (ENA) with Mark Kassab for the redevelopment and expansion of Murphy's Market with the City Heights Redevelopment Project Area; and amend the FY 2000-01 Agency Budget increasing the City Heights Project Area Fund 98216 in Development proceeds and authorizing expenditure of said funds.

See Redevelopment Agency Report RA-01-06, date April 25, 2001.

Jim LoBue, project manager, presented staff report, and slide presentation on the proposed project.

Public testimony in opposition by Mary Harris.

Public testimony in favor by Jim Varnadore, Al Stasukevich.

Staff: Jim LoBue 236-6012

Krissy Toft 236-6925

Atty: Carrie Gleeson

Auditor Certificate Number: AC 2101094

Motion by Member Atkins to continue June 5, 2001, and work with property owner, Mary Harris (with District-vacant)

Second by Member Wear

Vote: 8-0

SPECIAL REDEVELOPMENT AGENCY MINUTES - MAY 1, 2001

**Adoption**

3. **Amendment to Exclusive Negotiation Agreement with Lennar Communities, Inc. and Bright Properties West, Inc.**

(RA 2001-136)

Approving the Proposed Amendment to Exclusive Negotiation Agreement with Lennar Communities, Inc. and Bright Properties West, Inc.

See Centre City Development Corporation report dated March 23, 2001.

No one spoke in opposition to this item.

Motion by Member Wear to approve (with District-6 vacant)

Second by Member Peters

Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-03322 and D-03322.**

4. **Third Amendment to Agreement for Environmental Consulting Services - AMEC Earth & Environmental Inc.**

(RA 2001-133) Corr. Copy 4/19/01

Authorizing CCDC to enter into a Third Amendment to the Agreement with AMEC Earth & Environmental, Inc. for Environmental ("Toxic") Consulting Services, and ratifying and approving the Consultant and Contractor Policy for Polanco Redevelopment Act matters.

See Center City Development Corporation report dated March 26, 2001.

No one spoke in opposition to this item.

Auditor Certificate Number: AC 2100456 rev.

Motion by Member Wear to approve (with District-6 vacant)

Second by Member Atkins

Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-03323 and D-03323.**

SPECIAL REDEVELOPMENT AGENCY MINUTES - MAY 1, 2001

**Adoption**

5. **Sixth Amendment to Agreement for Special Legal Counsel Services - McKenna & Cuneo.**

(RA 2001-134)

Approving the Sixth Amendment to Agreement with McKenna & Cuneo for Environmental/Hazardous Materials Legal Services to increase the compensation by \$35,000.

See Center City Development Corporation report dated March 23, 2001.

Public testimony in opposition by Daniel Beeman.

Auditor Certificate Number: AC 2101085

Motion by Member Wear to approve (with District-6 vacant)

Second by Member Atkins

Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-03324 and D-03324.**

6. **Seventh Amendment to the Agreement for Legal Counsel Consulting Services - McKenna & Cuneo.**

(RA 2001-135)

Approving the Seventh Amendment to Agreement with McKenna & Cuneo for Environmental/Hazardous Materials Legal Services to increase the compensation by \$140,000.

See Center City Development Corporation report dated March 23, 2001.

No one spoke in opposition to this item.

Auditor Certificate Number: AC 2101088

Motion by Member Wear to approve (with District-6 vacant)

Second by Member Atkins

Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-03325 and D-03325.**

SPECIAL REDEVELOPMENT AGENCY MINUTES - MAY 1, 2001

**Adoption**

7. **Fiscal Year 2000-01 Budget Amendment.**

(RA 2001-132 )

Adopting a resolution approving an amendment to the Fiscal Year 2001 Project Budget increasing the Ballpark Project by \$16 million.

See Centre City Development Corporation report dated March 26, 2001.

No one spoke in opposition to this item.

Auditor Certificate Number: AC 2101089

Frank Alessi, project manager, Centre City Development Corporation, presented staff report.

No one spoke in opposition to this item.

Motion by Member Peters to approve (with District-6 vacant)

Second by Member Wear

Vote: 8-0

**Redevelopment Agency Resolution number R-03326.**

The meeting adjourned as the Redevelopment Agency at 3:28 p.m.

## SPECIAL REDEVELOPMENT AGENCY MINUTES - MAY 1, 2001

### **Adoption**

The meeting reconvened as the Joint Redevelopment Agency with City Council at 3:28 p.m.

### **Adoption-Joint Public Hearing**

#### 8. **First Amendment to the Ballpark Cooperation Agreement between the Redevelopment Agency and the City of San Diego.**

(RA 2001-131)

Approving the additional payment by the Agency toward the cost of the Land for and/or the installation and construction of the Baseball Park and related improvements; approving the First Amendment to Ballpark Cooperation Agreement pertaining thereto; and making certain findings with respect to such payment for the Baseball Park and related improvements.

See Centre City Development Corporation report dated March 26, 2001.

Council Companion Item No. S-601

Frank Alessi, project manager, Centre City Development Corporation, presented staff report.

Public testimony in opposition by Mel Shapiro, Greta Shipman, Arnold Flick, Daniel Beeman.

Motion by Member Peters to approve (with District 6-vacant)

Second by Member Wear

Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-03327 and D-03327; City Council Resolution number R-294822.**

SPECIAL REDEVELOPMENT AGENCY MINUTES - MAY 1, 2001

**Consent Agenda, Discussion, Hearings**

**9. Conference with Real Property Negotiator, pursuant to California Government Code section 54956.8:**

Property: APN Nos.: Portion of 535-550-04; Portions of 535-550-09; and Portion of other properties bounded by L Street, Sixth Avenue, Seventh Avenue and Parcel No. 535-550-08.

Agency Negotiator: Executive Director; Peter Hall, President of CCDC; Leslie J. Girard, Assistant General Counsel to the Redevelopment Agency, Bruce Ballmer, Special Counsel to the Redevelopment Agency.

Negotiating Party: JMI Realty.

Under Negotiation: Terms of Disposition and Development Agreement (Sixth and L Street Hotel).

Prior to Agency discussion in Closed Session and in compliance with the Brown Act (California Government Code section 54956.8), this issue is listed on the docket only for public testimony.

There is no Agency discussion of this item. The Agency's actions are:

- 1) Open the Public hearing and accept testimony from any members of the public wishing to address the agency on this subject.
- 2) Conclude and close the Public Hearing; and
- 3) Refer the matter to Closed Session following the open session of May 1, 2001.

**NOTE:** Members of the public wishing to address the Agency on this item should speak "in favor: or "in opposition" to the subject.

**Adjournment**

The meeting adjourned as the Joint Redevelopment Agency with City Council at 3:50 p.m.

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Secretary of the Redevelopment Agency  
of the City of San Diego, California

